

2015 BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

City Council Briefing
Sept. 13 2016

OUR LEGACY.
OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

Photo: Christopher Brown, 2004

PURPOSE

1. Schedule, Engagement Update

2. Work update:

- Policy integration
- Land use scenarios, key policy choices
- CU South Site suitability study

3. Feedback for survey themes

www.BoulderValleyCompPlan.net

TRACKS OF WORK IN THE BVCP UPDATE PROCESS

As part of the phase of work that the BVCP update is currently in, there are four main tracks of work:

See the overall schedule to see when there are opportunities for public engagement for each track. Following the work on these tracks, the draft plan and Intergovernmental Agreement (IGA) between the city and county will be completed.

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PUBLIC LAND USE REQUEST PROCESS 1

Analysis and recommendations related to eight properties for which a member of the public or property owner requested a Land Use or Area I, II, III map designation change. Public hearings will begin on Aug. 30 and carry through Nov. 1.

Timeline: through November

Additional information is available online: www.bouldercolorado.gov/bvcp/bvcp-changes

POLICY UPDATES AND INTEGRATION 2

Policy refinements and additions to the following BVCP sections:

- 3 - Natural Environment
- 4 - Energy and Climate
- 5 - Economy
- 6 - Transportation
- 8 - Community Well-Being
- 9 - Agriculture and Food
- Core Values

to better align policies with adopted master plans and other city and county policies. The land use scenarios and policies track (see below) will inform edits to the other sections in the plan.

Timeline: through end of 2016

Additional information is available online: www.bouldercolorado.gov/bvcp/policy-integration

CU SOUTH LAND USE CHANGE 3

Analysis (land use suitability) and recommendations related to the future land use designation of the 300+ acre CU South property.

Timeline: through early 2017

Additional information is available online: www.bouldercolorado.gov/bvcp/cu-south

FOCUS AREAS: LAND USE SCENARIOS AND POLICIES 4

Track 4 represents the heaviest work track that may significantly influence changes to the plan. Work includes land use and policy choices as well as in-depth analysis and visualization tools to help convey options and tradeoffs. Community engagement for this track will be throughout fall 2016. See posters and information at this open house tonight.

Timeline: through early 2017

Additional information will be available online: www.boulder valleycompplan.net

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POLICY INTEGRATION – CURRENT WORK

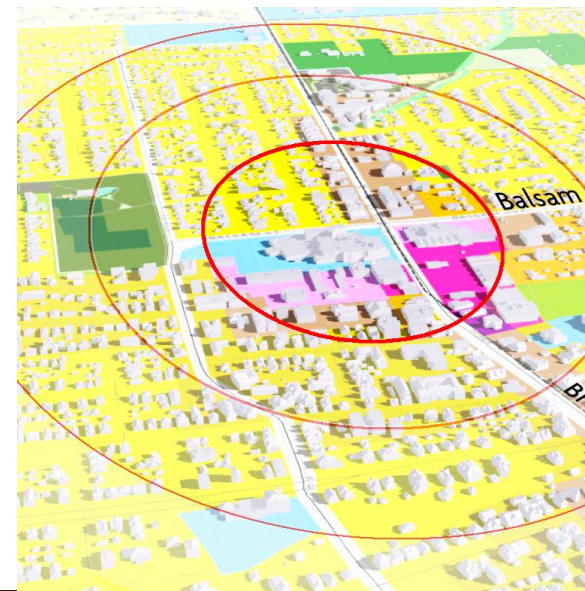
1. **Integrate:** To add policies from approved policies and plans
2. **Longstanding Core Values**
3. **Policy updates/integration:**
 - ☐ Sec. 3—Natural Environment
 - ☐ Sec. 4—Energy and Climate
 - ☐ Sec. 5—Economy
 - ☐ Sec. 6—Transportation
 - ☐ Sec. 8—Community Well-being
 - ☐ Sec. 9—Agriculture and Food

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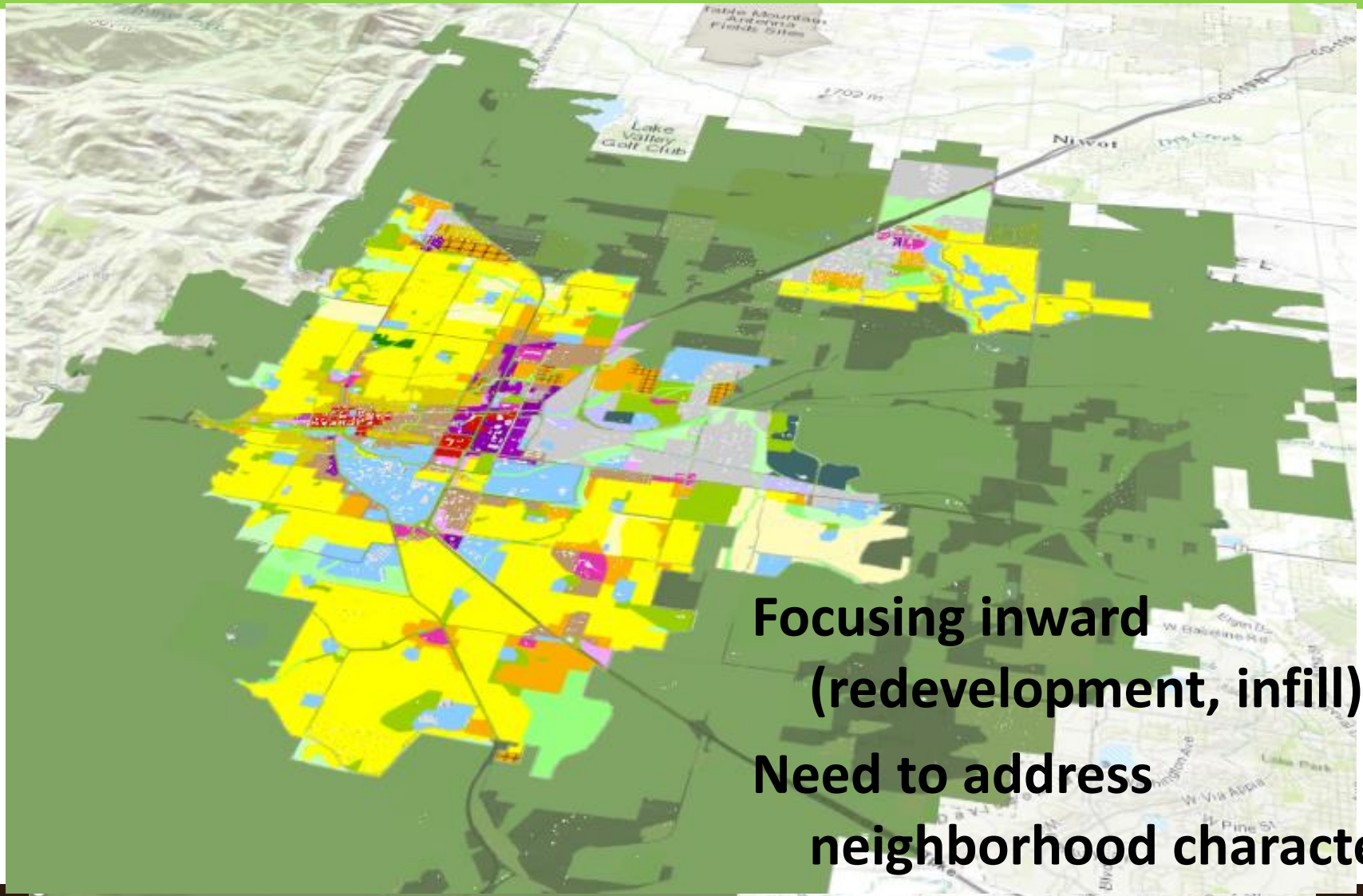


SCENARIO OBJECTIVES

1. Accomplishing BVCP **sustainability goals** (e.g., open space protection) and reducing regional impacts;
2. Achieving **diverse and affordable housing** (including for middle incomes);
3. Better **balancing jobs and housing**;
4. Achieving **climate mitigation** goals;
5. Improving **walkability, neighborhood amenities, and providing nearby local services**; and
6. Maintaining **economic vitality**, existing businesses



ASSUMPTIONS



**Focusing inward
(redevelopment, infill)**
**Need to address
neighborhood character**

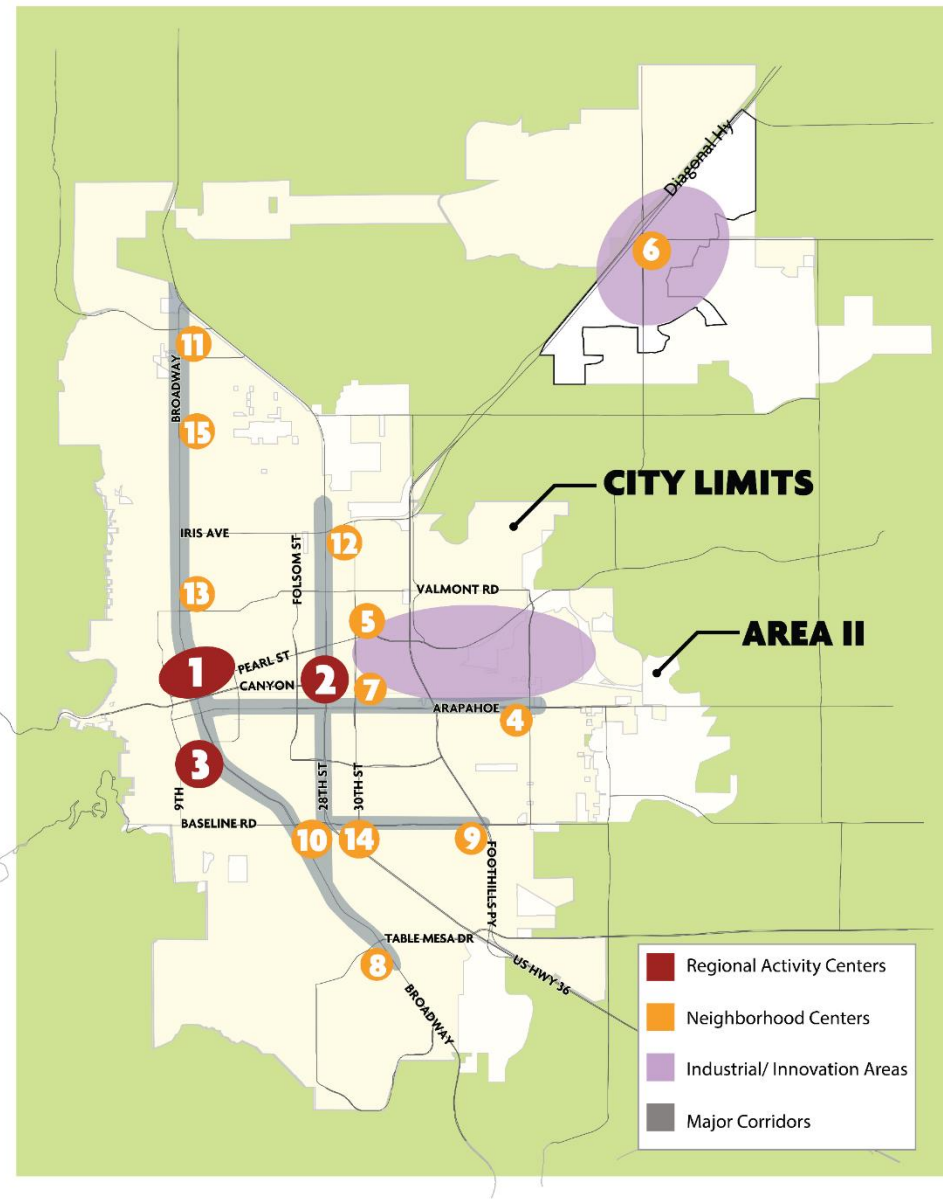
LAND USE CHOICES – DISTINCT AREAS

Areas appropriate (or not) for changing land use:

1. Regional Activity Centers
2. Neighborhood Centers
3. Industrial/Innovation Areas
4. Major corridors
 - Residential low
 - Mixed residential
 - Commercial

Map Key

1. Downtown
2. 29th Street
3. University Hill commercial area
4. 55th and Arapahoe
5. Boulder Junction (30th and Pearl)
6. Gunbarrel Town Center
7. North of Arapahoe (30th-38th St.)
8. Table Mesa Center
9. Meadows Community Center
10. Basemar (near Baseline and Broadway)
11. North Boulder/North Broadway
12. Diagonal Plaza
13. Alpine/Balsam (hospital)
14. Baseline & US 36
15. Lucky's Market



SCENARIOS – “MENU” OF CHOICES

- ✓ **Mix and match land use concepts and components for Scenarios A-C**
- ✓ **Policy Option D can stand alone or blend with others**

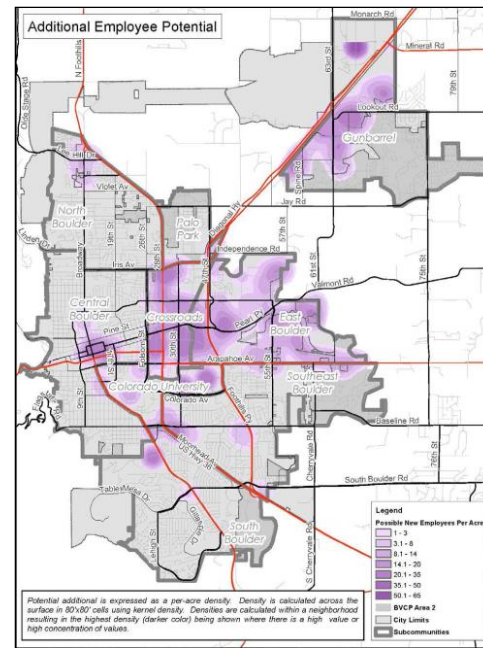
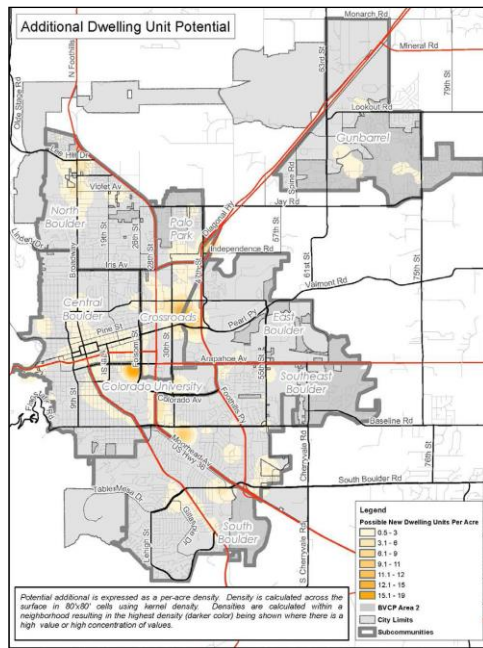
2040 PROJECTIONS

2015: 51,450 dwelling units; 98,510 jobs

Projected 2040 (City and Area II):

- 6,750 new dwelling units (total of 58,200)
- 19,200 new jobs (total of 120,000)

Zoned Capacity: 36,000 additional jobs (total 156,500)

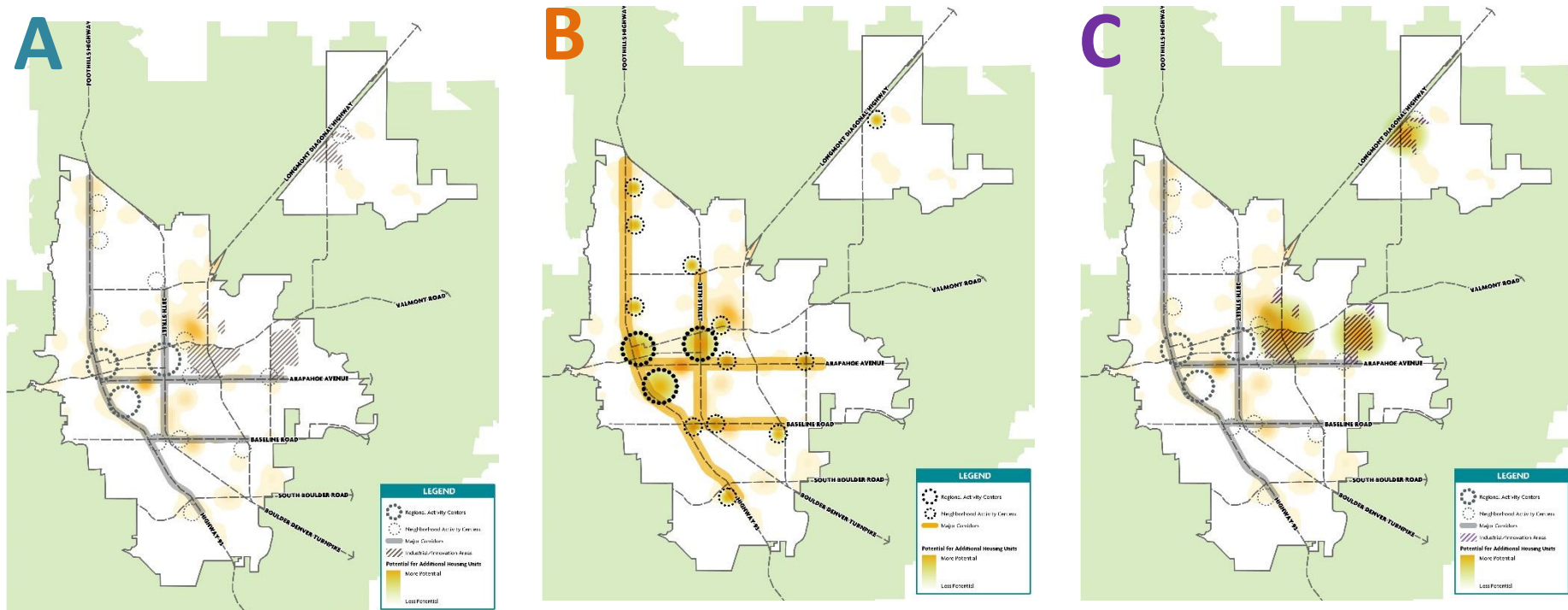


CITYWIDE SCENARIOS

A. Current Policy

B. Current Policy + Focus on Centers and Corridors

C. Current Policy + Focus on Light Industrial Areas

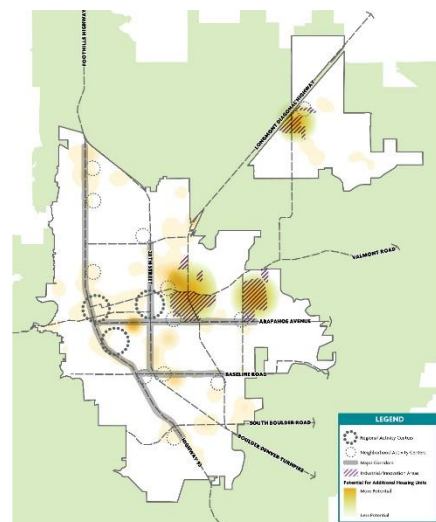
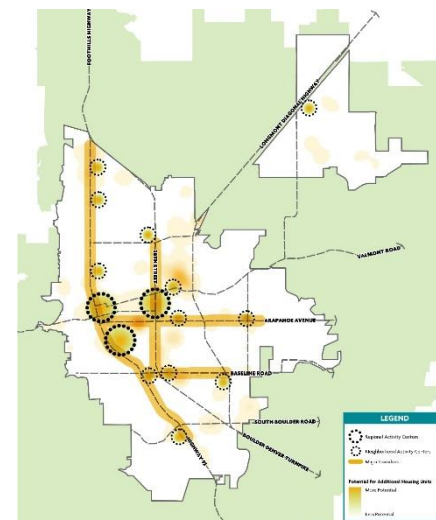


D. Policy: Nonresidential Growth Management

RANGE OF HOUSING AND JOBS

By 2040 for Scenarios B and C:

- **Housing:** Range of 10,500 to 12,800 new units (up to 64,300 units) within residential growth management (1% limit)
- **Jobs:** 19,000 new (120,000 total)



Zoning Capacity for B & C:

- **Housing:** Same as 2040 total
- **Jobs:** 145,500 jobs = slightly reduced to offset higher housing range

HOUSING PROTOYPES

For **corridors, centers, industrial areas:**

- ☐ Rowhouse/townhouse
- ☐ Live/work units
- ☐ micro unit, etc.



VISUALIZING INDUSTRIAL INNOVATION

draft

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN

SketchUp Model Views
and Hybrid Renderings



LEGEND

1. Additions subordinate to existing buildings
2. Multi-use events street
3. Active ground level outdoor uses
4. Keep existing trees where feasible
5. Improved streetscape with pedestrian scale lighting
6. Terminus / focal point
7. Quality materials and street furnishings
8. Architectural variation of height, massing and windows

Hybrid Rendering from 3D SketchUp Model View

**Industrial
and
Innovation
Center**

 **studioINSITE**
September 8, 2016

VISUALIZING INDUSTRIAL INNOVATION

draft



Hybrid Rendering from 3D SketchUp Model View (in-progress graphics)

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LEGEND

1. Live / work
2. Mixed use
3. Townhome
4. Office / Light Industrial
5. Parking Structure wrapped with program uses
6. Social / community space for residential
7. Connection to regional trails and open space
8. Open space amenity
9. Existing buildings with new additions
10. Rooftop Solar Panels
11. Architectural variation of height, massing and windows
12. Existing warehouse / office
13. Multi-use events street

**Industrial
and
Innovation
Center**

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VISUALIZING MIXED USE CORRIDOR

Not low density residential corridors...

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Hybrid Rendering from 3D SketchUp Model View (in-progress graphics)

LEGEND

1. Live / work
2. Transition to existing residential neighborhood
3. Active ground level outdoor uses
4. Keep existing trees where feasible
5. Improved streetscape with pedestrian scale lighting
6. Reinforce mountain views
7. Quality materials and street furnishings
8. Architectural variation of height, massing, material and windows
9. Buffered parking lots
10. Traffic calming

VISUALIZING

Commercial center/corridors example

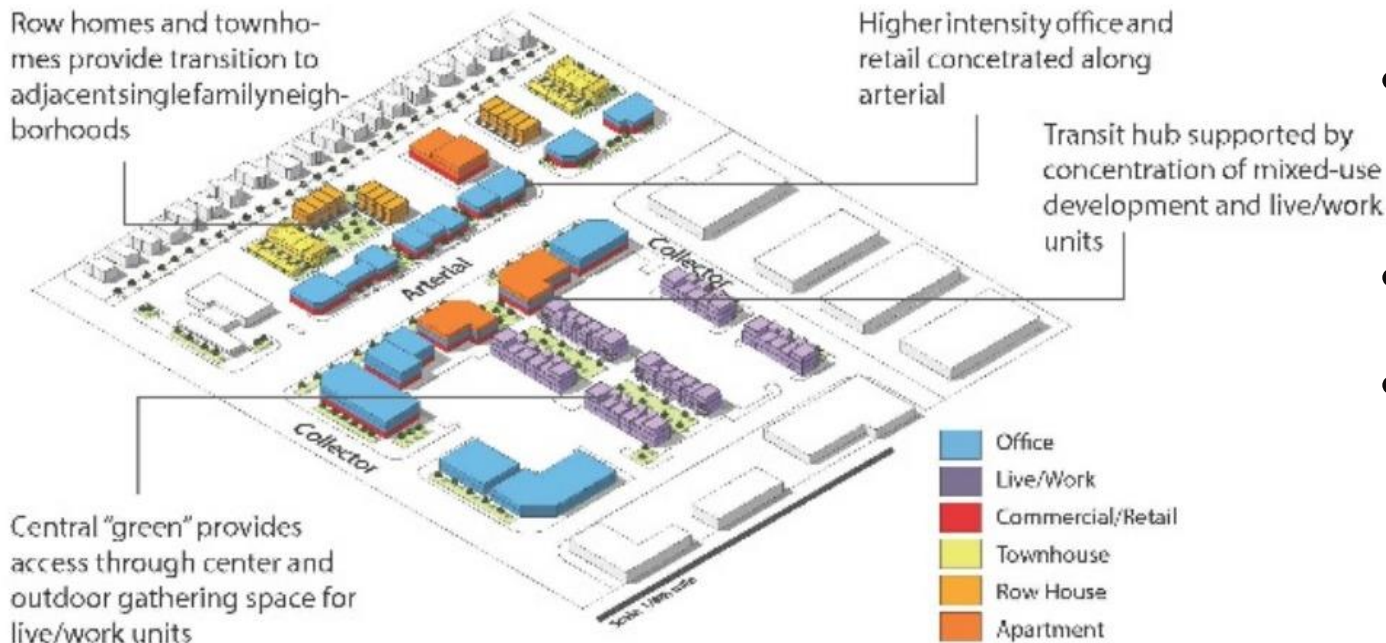


CENTER CONCEPTS

What makes a successful Neighborhood Center?

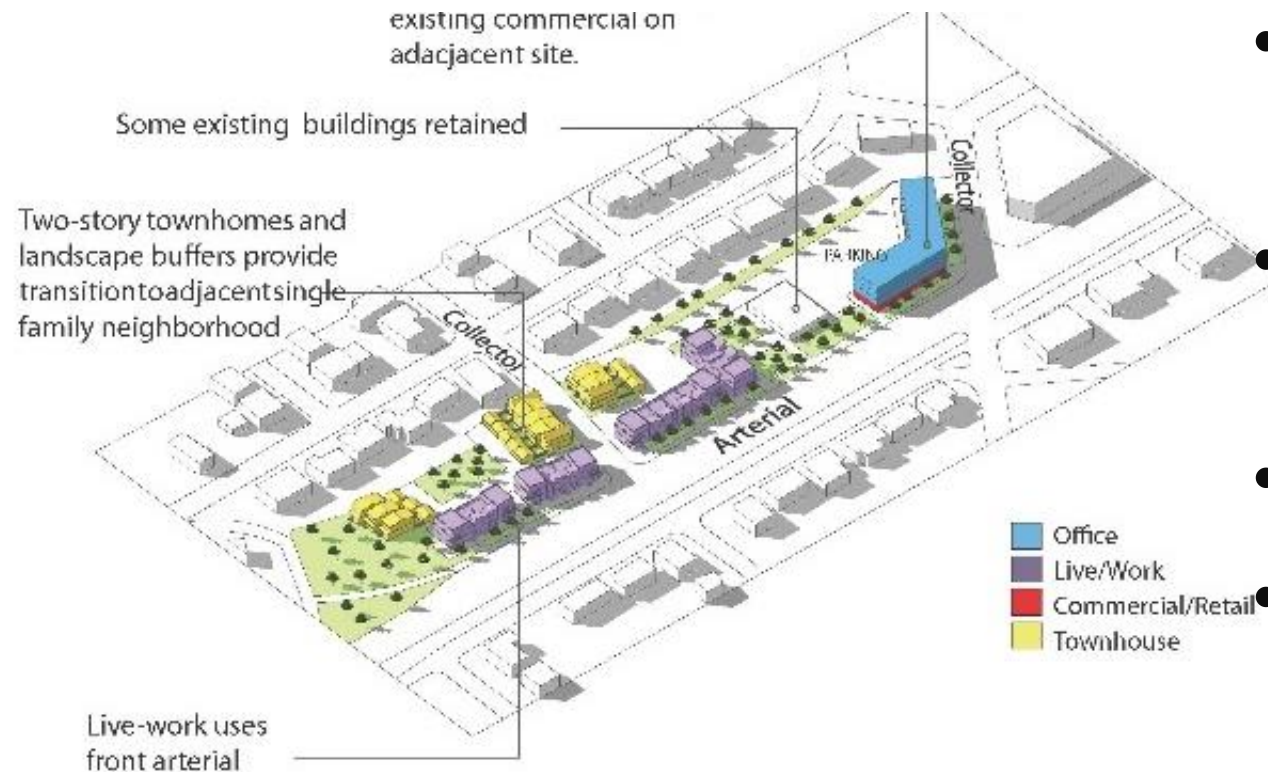
Ideas such as:

- Mix of uses
- Amenities
- Walkable connections
- Transitions
- Local retail services



CORRIDOR CONCEPTS

Residential Mixed Use



Ideas such as:

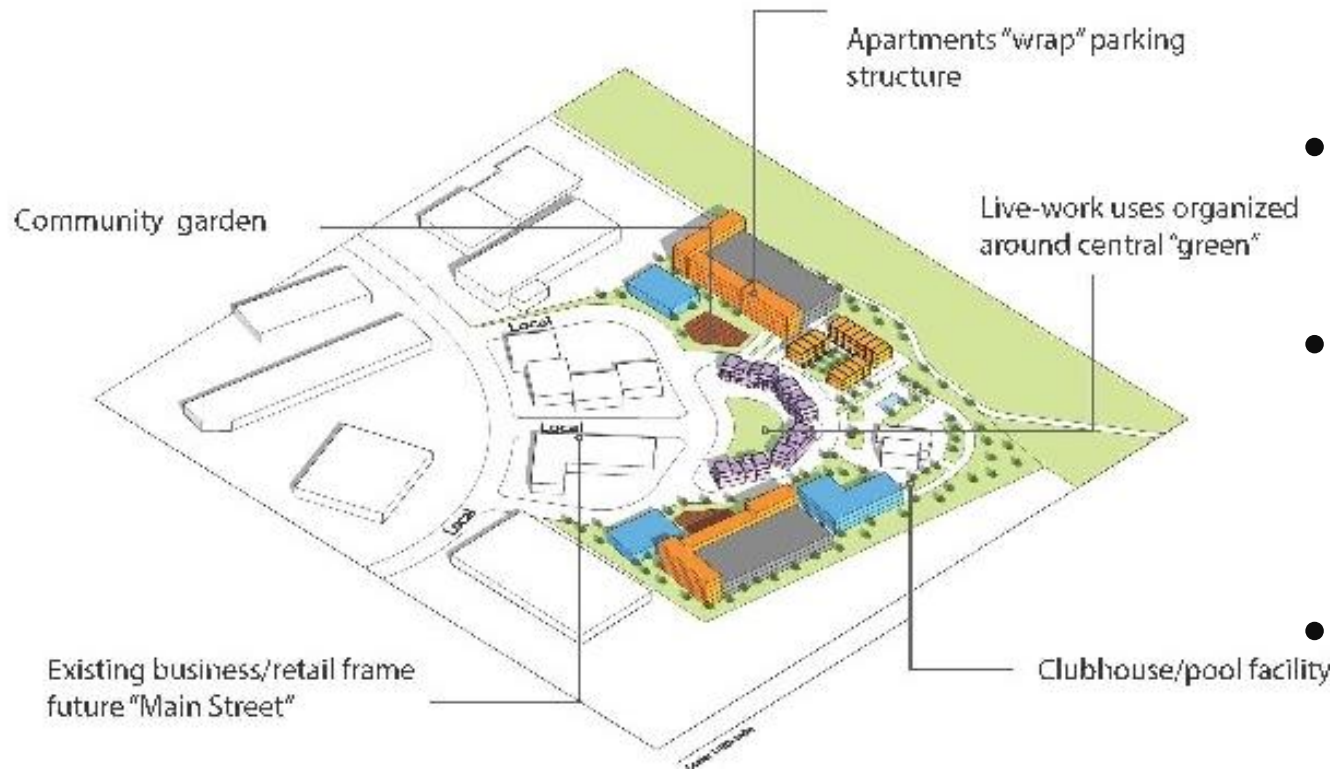
- Lower intensity than centers
- Transitions to residential areas
- Streetscape
- Pedestrian connections

INDUSTRIAL/INNOVATION CONCEPTS

What makes a successful future light industrial area?

Ideas such as:

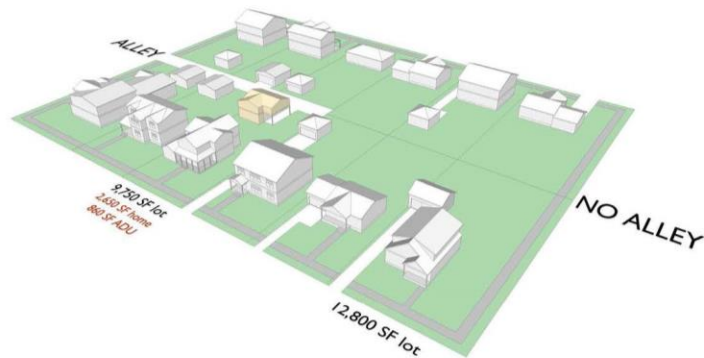
- Evolving business parks
- Mix of uses (e.g., eateries)
- Improved amenities and transportation
- Local energy generation



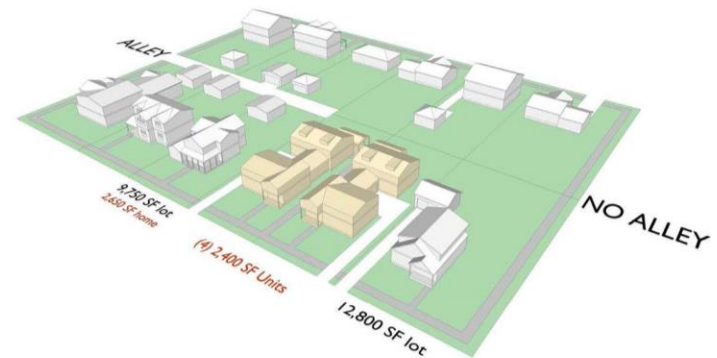
INITIAL RESIDENTIAL INFILL IDEAS

May fit in **some, but not all, residential areas.**
For further discussion in community.

OPTION 1 - REAR YARD ACCESSORY DWELLING UNIT



OPTION 7 - DOUBLE LOT COTTAGE COURT



KEY POLICY CHOICES

1. **Jobs:Housing Balance**, non residential growth management
2. **Community Benefit**, definition and types
3. **Mixed Use Neighborhood Centers** and Corridors (and transitions, neighborhood preservation)
4. **Climate and Energy Innovations in Built Environment**
5. **Area planning**: to address issues not adequately addressed at comp plan level
6. **Affordable Housing for Increased Land Use Intensity** (incentive-based zoning)

ANALYSIS UNDERWAY

Broad sustainability analysis... with assistance from technical consultants:

- **Clarion, StudioINSIGHT:** land use mix and housing
- **Nelson Nygaard:** Transportation model and qualitative input on concepts
- **Keyser Marten:** Community benefit, qualitative input on fiscal impacts, housing affordability gaps
- **Integral:** GhGs, energy

Goals/Indicators



HEALTHY & SOCIALLY THRIVING COMMUNITY

Increase Access to Nature

Increase access to publicly accessible open space.



LIVABLE

Better Balance Jobs and Housing

Better link the area's housing options with what people working in the area can afford.

Improve Housing Choices

Provide a mix of housing unit types and prices that supports the city's missing middle goals (e.g., micro units, walk-ups/flats, townhomes, accessory units, triplexes, townhomes).

Provide Housing in 15-Minute Neighborhoods

Increase the share of residents in walkable 15 minute neighborhoods - toward the TMP goal of 80%.



ACCESSIBLE & CONNECTED

Increase Street Connectivity

Improve the connectivity of local streets for more travel options.

Enhance Travel Options

Increase the proportion of non single occupancy vehicle commuters.

Manage Traffic Congestion

Reduce vehicle miles traveled consistent with Transportation Master Plan goals.

Transportation Demand Management and Managed Parking

Achieve the optimal supply and demand balance of parking relative to costs.



ENVIRONMENTALLY SUSTAINABLE

Reduce Greenhouse Gas Emissions

Reduce building and transportation related greenhouse gas emissions consistent with the city's Climate Commitment goals.

Reduce Building Energy Use

Reduce per capita building energy use.

Expand Renewable Energy Generation

Provide opportunities for on-site or district-based energy generation.



ECONOMICALLY VITAL

Maintain Employment Diversity

Preserve land designated for employment uses to maintain current jobs to housing ratio.

Minimize Fiscal Impacts

Achieve an optimal city return on investment between revenues and infrastructure and service costs.

Maintain Commercial and Industrial Affordability

Keep commercial and industrial rents and purchase prices at or below current trends.

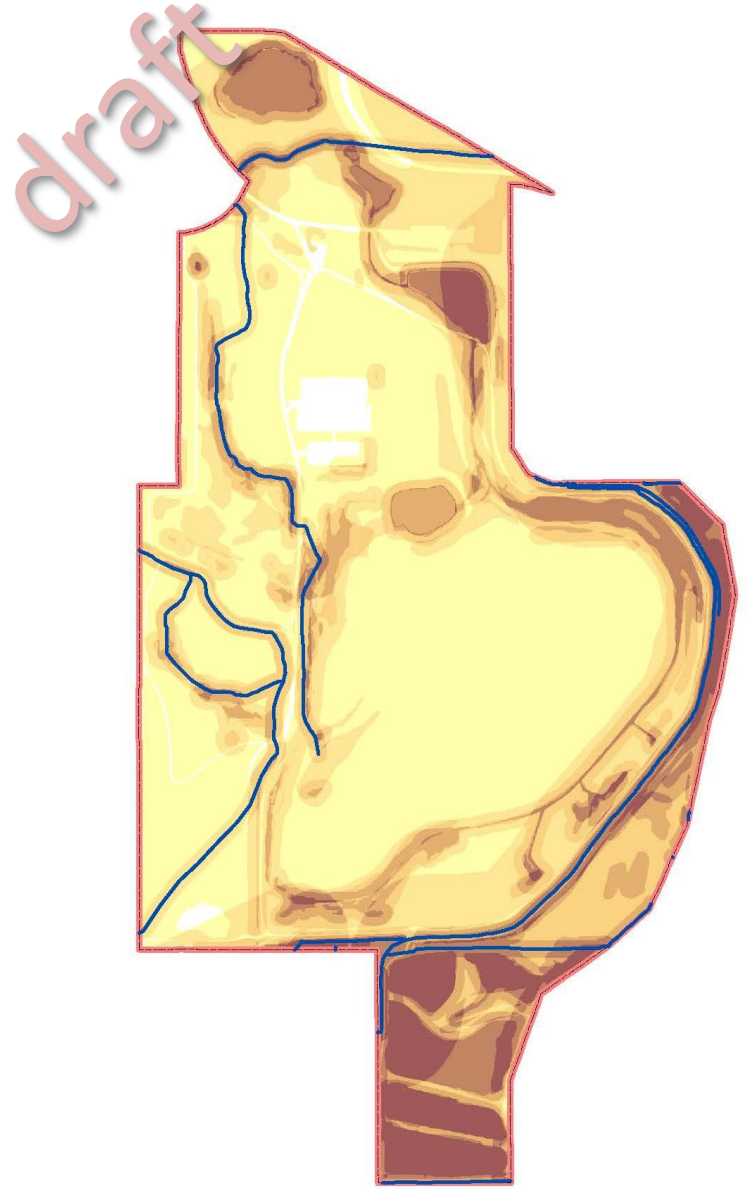
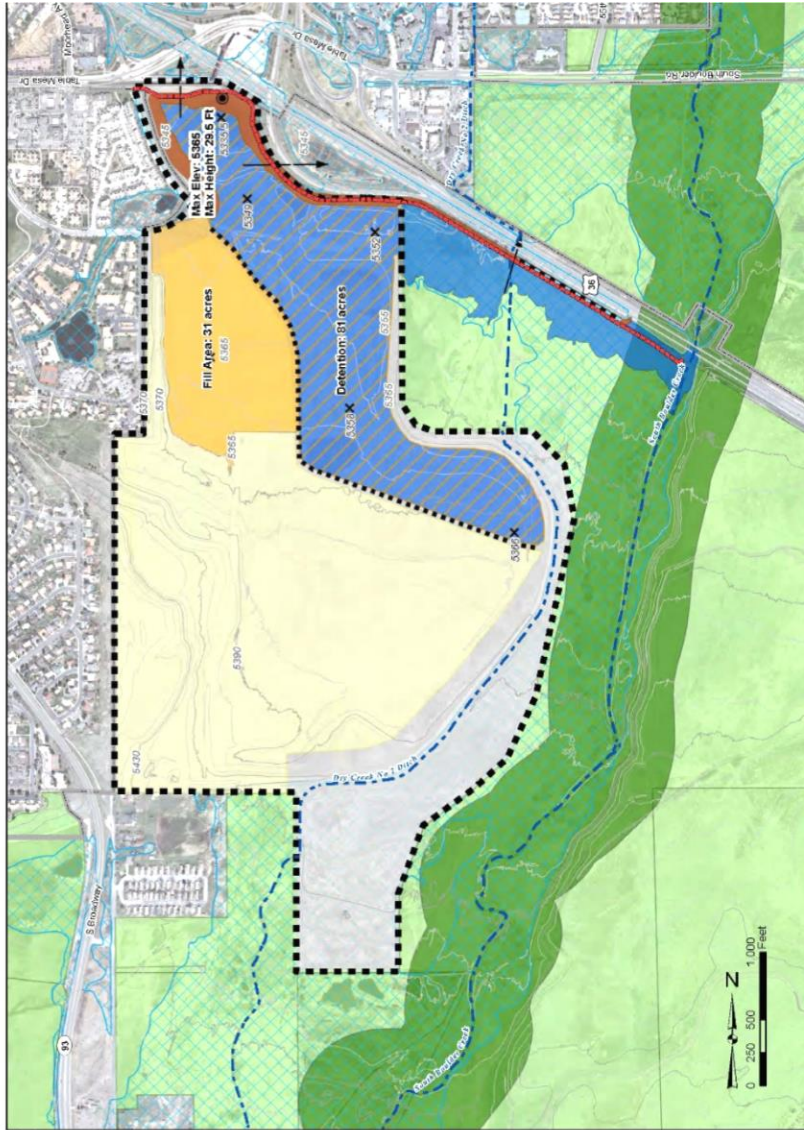


SAFE

Reduce Bicycle and Pedestrian Conflict Points

Establish progress towards "Vision Zero" serious and fatal bicycle and pedestrian accidents.

CU SOUTH: SITE SUITABILITY



BVCP SURVEY #2

15 questions

Are these the right sets of questions for public opinion?

- ☐ **Intro:** familiarity, took 2015 survey? (2-3)
- ☐ **Jobs/housing balance:** including supporting new housing and/or non-residential growth management (3)
- ☐ **Land use mix and character:** tied to scenario choices – centers, corridors, industrial areas (5)
- ☐ **Housing types:** appropriate to different locations (3)
- ☐ **Other key policies/tradeoffs?** (2-3)
 - Affordable housing as community benefit
 - Height
 - Equity

INDUSTRIAL ANALYSIS

